001.A	0002	0068.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	703,800	/	703,800
USE VALUE:	703,800	/	703,800
ASSESSED:	703,800	/	703,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCADDING RYAN M & ASHLEY
Owner 2:	
Owner 3:	
Street 1:	68 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEWICKE JOHN PAUL & -
Owner 2:	BERNSTEIN-LEWICKE KATRINA M -
Street 1:	68 THORNDIKE ST UNIT 68
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 1933 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	702,100	1,700		703,800
Total Card	0.000	702,100	1,700		703,800
Total Parcel	0.000	702,100	1,700		703,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.10 | /Parcel: 364.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271044
GIS Ref:
GIS Ref:
Insp Date: 05/09/18

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0002-0068.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	702,100	1700	.		703,800		Year end	12/23/2021
2021	102	FV	681,700	1700	.		683,400		Year End Roll	12/10/2020
2020	102	FV	671,600	1700	.		673,300	673,300	Year End Roll	12/18/2019
2019	102	FV	584,300	1700	.		586,000	586,000	Year End Roll	1/3/2019
2018	102	FV	517,200	1700	.		518,900	518,900	Year End Roll	12/20/2017
2017	102	FV	471,800	1700	.		473,500	473,500	Year End Roll	1/3/2017
2016	102	FV	471,800	1700	.		473,500	473,500	Year End	1/4/2016
2015	102	FV	435,200	1700	.		436,900	436,900	Year End Roll	12/11/2014

!15137!

PRINT

Date	Time
12/30/21	20:14:15

LAST REV

Date	Time
12/01/21	15:36:07
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWICKE JOHN PA	163-101	2	10/21/2021		825,500	No	No		
SPARKS RALPH D	130-85		5/30/2014		515,000	No	No		
PIERCE RICHARD	87-93		3/30/2005	Family	268,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2015	249	Renovate	9,600					Renovate 3rd floor
6/17/2014	676	Manual	500					
6/3/2014	582	Inter Fi	6,078					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
5/9/2018	Measured	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
6/23/2014	Info Fm Prmt	PC	PHIL C
2/28/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7706																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.19319701
Const Adj.:	0.99000001
Adj $ / SQ:	360.286
Other Features:	90679
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787111
Depreciation:	85008
Depreciated Total:	702103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	360.29
Special Features:	0	Val/Su Net:	363.22
Final Total:	702100	Val/Su SzAd	363.22

SKETCH

UnSketched SubAreas:
GLA: 1933,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,933	360.290	696,433

Net Sketched Area:	1,933			Total:	696,432
Size Ad	1933	Gross Area	1933	FinArea	1933

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0002-0068.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X6	A	AV	1940	40.00	T	40	102			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:	Total: 1,700